

# AKAROA CIVIC TRUST

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7808

16 April 2009

To: Draft LTCCP  
The Christchurch City Council  
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Christchurch 8140

From: The Akaroa Civic Trust  
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## **Re: Submission on the Draft Long-Term Council Community Plan (LTCCP) 2009-19**

**The Akaroa Civic Trust wishes to be heard in support of this submission the afternoon of Wednesday 13 May if possible.**

The Akaroa Civic Trust would like to thank the Christchurch City Council for the opportunity to comment on the Draft LTCCP 2009-19.

The Civic Trust is a volunteer group formed in 1969 to preserve the beauty and history of Akaroa and its surrounding areas. Membership stands at approximately 230 individuals and families. Since the abolition of the Banks Peninsula District Council the Christchurch City Council has undertaken the administration of this predominantly rural land area. The past few years have been a steep learning curve for local residents, Council staff and elected representatives.

The LTCCP outlines issues for Christchurch. Banks Peninsula as a large rural area is rarely directly mentioned. It is therefore difficult to gauge how the Peninsula's needs have been factored into the draft LTCCP.

### Key Issues

#### 1. Urban growth and central city revitalisation

Comment: The Urban Development Strategy (UDS) establishes "a framework for development in the city and beyond, including land-use, transport and high-level objectives".

No apparent consideration has been given to the impact of the UDS on Banks Peninsula and specifically Akaroa. There will be an increasing spill over of residents from the City because of the proximity of the Peninsula. Many within Christchurch already consider Banks Peninsula its backyard, recreational playground and event venue yet no provision or consideration has been given to the potential impact on the Akaroa's historic character, rural amenity and values.

The Akaroa Harbour Basin Settlements Study is considering aspects of the harbour basin but this work does not link or refer to the UDS. It should be noted that the Civic Trust lobbied for many years for the Council to compile a comprehensive town plan for Akaroa. CCC decided to expand this request to include the entire harbour basin area. It is thought that this scoping exercise is partially driven by the desire to increase the population base through improved services and infrastructure and by the subdivision of rural land and infill development within existing settlement areas. It is assumed these issues will eventually become District Plan matters with subsequent variations which will be open for public comment.

Akaroa is promoted through Christchurch and Canterbury Tourism and by other tourism operators as an event venue and destination for visitors and cruise ships. Related tourism studies are also underway but results have yet to be made public. Local residents will be impacted by increased numbers of visitors who bring associated infrastructural costs such as the requirement for more toilets, monitoring and enforcement of parking, waste disposal for campervans including where they may park overnight.

It would be helpful if the Council explained how Akaroa relates to the UDS and its long-term impact on Banks Peninsula.

## 2. Transport

Comment: Banks Peninsula does not have public transport as such.

## 3. Population changes

Comment: Akaroa continues to lose permanent residents due the high cost of living. This includes the expense of purchasing property and lack of rental accommodation. In addition there are few jobs beyond the tourism sector which traditionally pays low wages and relies largely upon seasonal staff.

## 4. Community facilities and city infrastructure

Comment: Once the Memorandum of Understanding (MOU) expires will Peninsula residents be provided the same standard of service as in the City? New libraries and community centres are being built in the suburbs. When will Peninsula residents be offered the same level of service? When will the Council maintain the historic public buildings it currently owns such as 40 Rue Jolie that was used as a pensioner's cottage and dates from the 1870s? Water is seeping into the structure and it is quickly deteriorating. This is contrary to the Council's objective of maintaining heritage properties. The matter has been brought to the attention of NZHPT, the Akaroa/Wairewa Community Board and Council staff for the past few years yet no action has been taken to secure the structure.

## 5. Major Projects

Comment: Over the next 10 years the Council will spend \$2.46 billion on a range of projects across the city. Banks Peninsula has one listing with the proposed purchase of the Te Oka Farm for \$3.3 million and the land is destined for 'recreational activities'.

Ray Sleeman from the Tourism and Leisure Group said during a recent consultation session at the Gaiety that tourism in Akaroa is projected to double within the next ten years.

How is the City going to prepare Akaroa for this proposed increase within the next ten years, which is a relatively short time span, and will residents be given a right to comment?

How will:

- a. The Akaroa Museum, which is a major visitor and community resource, cope with existing exhibition space and limited staff?
- b. How will Akaroa cope with increased traffic and parking?
- c. The proposed increase will affect the quality of life for residents and the historic character and rural amenity of the town. How will this be dealt with by the Council?

We note that CCC proposes to spend \$64.9m to redevelop the Christchurch Town Hall and expand the Convention Centre *'to enable the facility to grow and meet increasing demand from the business tourism market'*. If tourism is to double within ten years then due consideration must also be given to Akaroa through adequate funding for research and preparation.

## 6. Changes and Proposals

Policy on determining significance

Comment: There must be full accountability and transparency with regard to the actions of elected representatives who must also have regard for the Local Government Act.

It is important to retain the policy on determining significance inclusive of

- to undertake special consultative procedure
- decisions can only be made if they are provided for in an LTCCP
- the considerations to be made in respect to significant decisions that impact on the relationship of Maori with their ancestral lands, water, sites, waahi tapu, valued flora and fauna, and other taonga

## 7. Heritage Conservation

Strategic Issues, Volume 2, page 25.

Comment: Protecting our natural and cultural heritage mentions the long established Hinewai Reserve, the recently purchased Misty Peaks land and the white flipper penguins at Flea Bay.

It continues by stating *“The city’s cultural heritage is also a significant asset. In particular, our heritage and character buildings and areas act as a reminder of our past and help to sustain a sense of local identity. In recent years, however, there has been considerable public concern about the loss of the city’s heritage and character due to unsympathetic development – especially as residential densities increase- with the retention of historic character.*

*The Council plans to continue its active role in heritage protection and management, through regulation, the provision of grants and advice, and the ownership and management of a number of heritage properties. Over the life of this plan it will also contribute to a number of significant heritage projects”.*

These are fine objectives but unless they are strongly supported by action, commitment and adequate funding they remain meaningless and empty.

In addition there must be the political will to support the staffs’ appropriate implementation and interpretation of the District Plan and Resource Management Act. Resource consent hearing panels must give due consideration to concerns raised by submitters as pertains to the cultural and social well being of communities rather than giving more weight to evidence provided by numerous consultants and expert witnesses hired by developers to defend their interests. Otherwise very little will change. It should also be noted that Historic Heritage is a matter of national importance under the Resource Management Act.

Financial Policies, Volume 2, page 55.

City Development: Heritage protection

Comment: The LTCCP does not provide for an increase for heritage protection and conservation over the ten-year life of the plan nor is it clear how Akaroa will benefit. Reference is made to ‘community outcome: a well-designed and attractive city’. The Akaroa Civic Trust is listed as a group benefiting directly by 40%. The Civic Trust has no knowledge of how this figure was attained nor was the Trust consulted. We would be appreciate more detail with regard to this particular heading.

Page 194, Volume I, Heritage Protection

This heading includes *‘research and promote the heritage of Christchurch and Banks Peninsula. Promote development that is sensitive to the character and heritage of the city and existing communities: facilitation of heritage protection; heritage promotion; heritage grants.*

*A program to ensure a consistent level of heritage protection in Christchurch and Banks Peninsula is implemented – approaches have historically been different and we need to work towards a consistent approach’.*

Comment: We understand the Planning and Strategy Team has commissioned several studies on Akaroa as part of a potential variation to the District Plan but it is not clear how this work will integrate with the LTCCP and heritage protection in our area.

Submitted by the Board of the Akaroa Civic Trust  
Gilbert Glausiuss, Chairman